

035.0

0002

0021.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
875,400 / 875,400  
875,400 / 875,400  
875,400 / 875,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		NORCROSS ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: SAKAI MATTHEW &	
Owner 2: NICHOLSON JOY JENNIFER	
Owner 3:	

Street 1: 18 NORCROSS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: LIN QIONG -

Owner 2: -

Street 1: 6 POPE STREET

Twn/City: QUINCY

St/Prov: MA Cntry:

Postal: 02171

## NARRATIVE DESCRIPTION

This parcel contains .253 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Vinyl Exterior and 2292 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11019		Sq. Ft.	Site		0	64.	0.68	3									480,365						480,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	11019.000	394,400	600	480,400	875,400	
Total Card	0.253	394,400	600	480,400	875,400	Entered Lot Size
Total Parcel	0.253	394,400	600	480,400	875,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	381.94	/Parcel: 381.94	Land Unit Type:

User Acct	24191
GIS Ref	
GIS Ref	
Insp Date	
11/01/18	



## USER DEFINED

Prior Id # 1:	24191
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/29/21	22:10:10
LAST REV	
Date	Time
09/20/19	08:27:26
apro	
2858	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIN QIONG,	65493-515		6/5/2015		634,500	No	No		
US BANK NATIONA	64280-247		9/25/2014	Bank Sale	506,000	No	No		
GOMES EUGENE N,	62116-107		6/27/2013	Forclosure	425,000	No	No		
	12394-276		3/13/1973		27,000	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2015	1392	Solar Pa	17,000	9/21/2015				Install solar pane
10/3/2014	1313	Re-Roof	3,000					
9/29/2014	1267	Redo Kit	6,000					Replace kitchen ca
5/26/1995	286	Manual	1,000					SHED 8X12
8/26/1992	399		44,000					12X24 2 STORY ADD

## ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/28/2016	Sales Review	PT	Paul T
3/22/2016	SQ Returned	EMK	Ellen K
4/27/2009	Measured	163	PATRIOT
4/26/2000	Inspected	276	PATRIOT
3/6/2000	Measured	197	PATRIOT
3/3/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

